

1842

BUENAVENTURA
BOULEVARD

REDDING | CA

For Sale

±4,473 SF Stand-Alone Medical Office Building

Top-tier healthcare facility boasting
an impressive array of features:

- Precisely designed floor plan to maximize practice efficiency.
- Nine spacious exam rooms and three private offices.
- Close proximity to hospital in a peaceful natural corridor with seasonal creek.



CHRIS HAEDRICH

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DRE #01484672

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EXECUTIVE SUMMARY



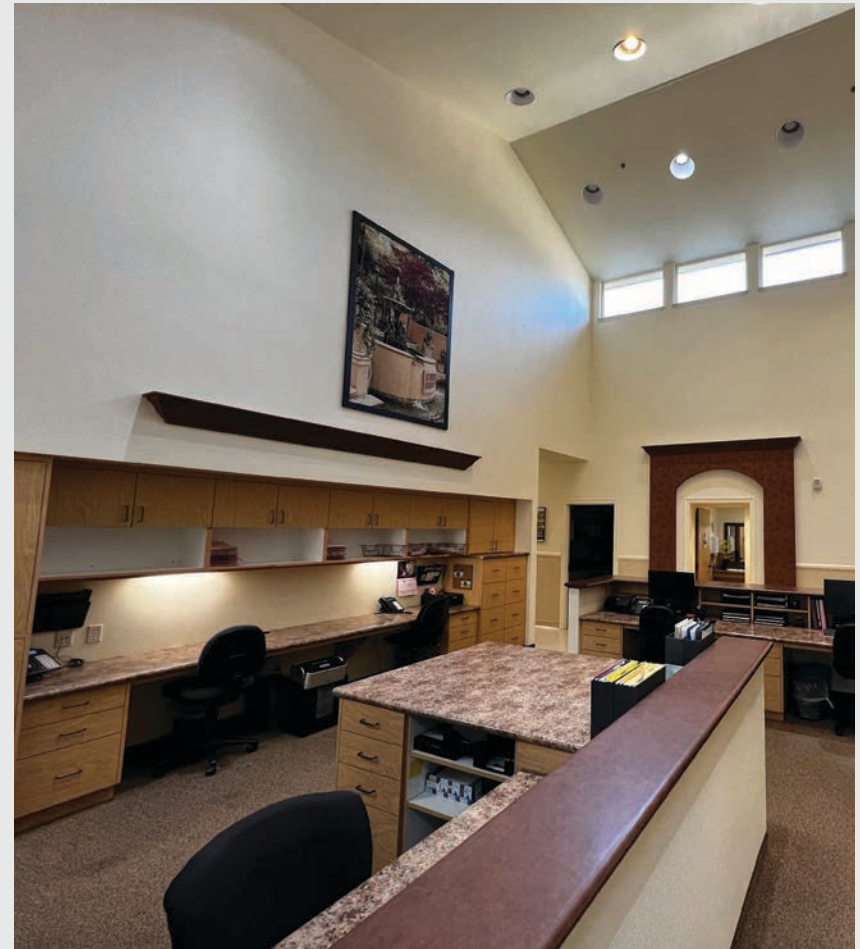
PROPERTY OVERVIEW

Discover the epitome of modern medical practice in this exquisite $\pm 4,473$ square foot stand-alone medical office building. Strategically located in a prime area not far from the hospital, this property sets the standard for top-tier healthcare facilities. Boasting an impressive array of features, including nine spacious exam rooms, a state-of-the-art procedure/ultrasound room, three private offices, a convenient laundry room, and a sprawling central nurses station with high ceilings, every aspect has been meticulously designed with excellence in mind. Step into a welcoming realm as you enter the building, adorned with elegant finishes that speak of sophistication. This is a must see building with a precisely designed floor plan to maximize practice efficiency and the quality of the patient experience.

The building is shown by appointment only, do not disturb the tenant.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	± 0.56 acres
Building Size:	$\pm 4,473$ square feet
Price per Square Foot:	\$335.00



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EXTERIOR PROPERTY PHOTOS

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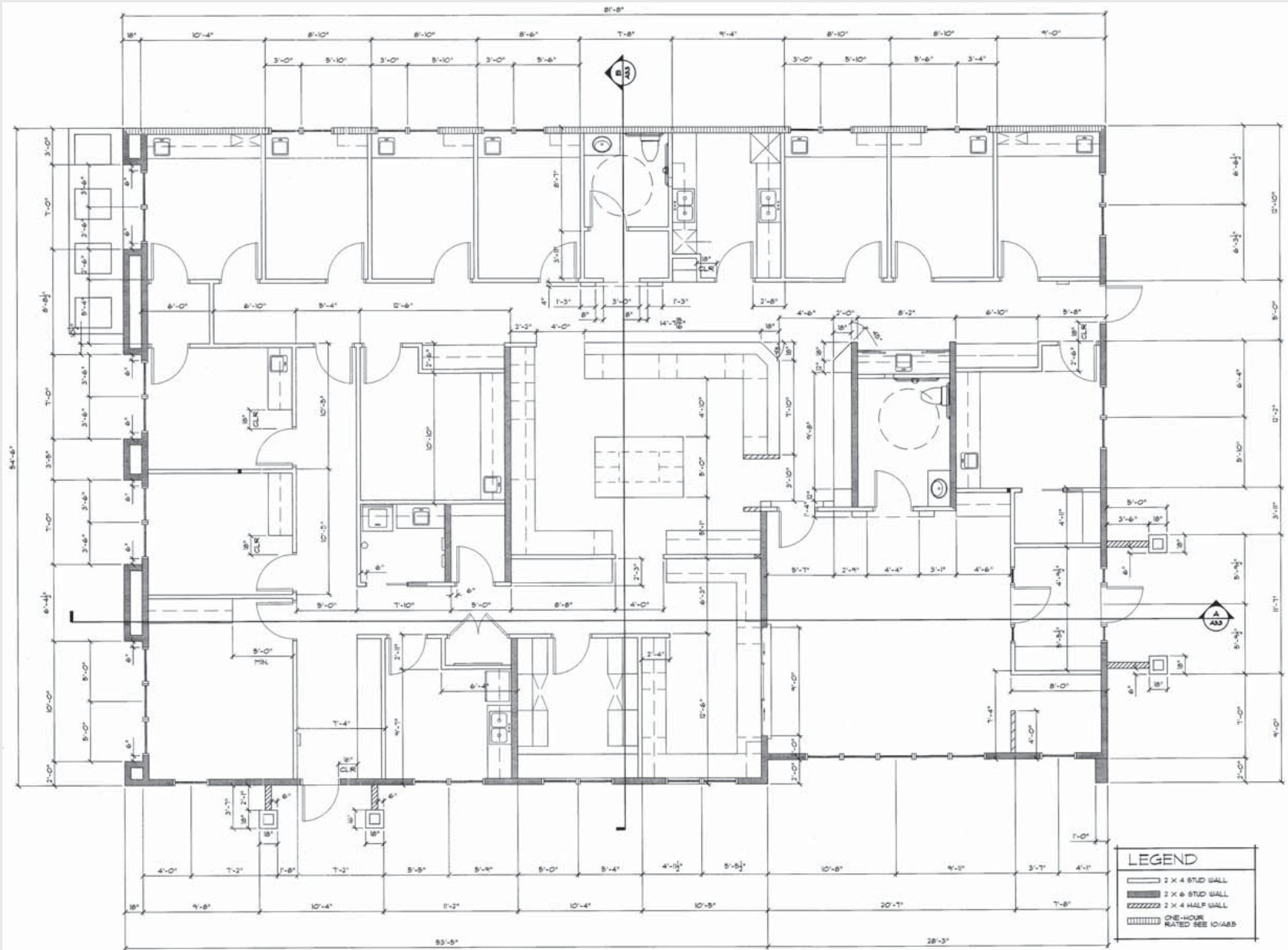
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FLOOR PLAN

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INTERIOR PROPERTY PHOTOS

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LOCATION

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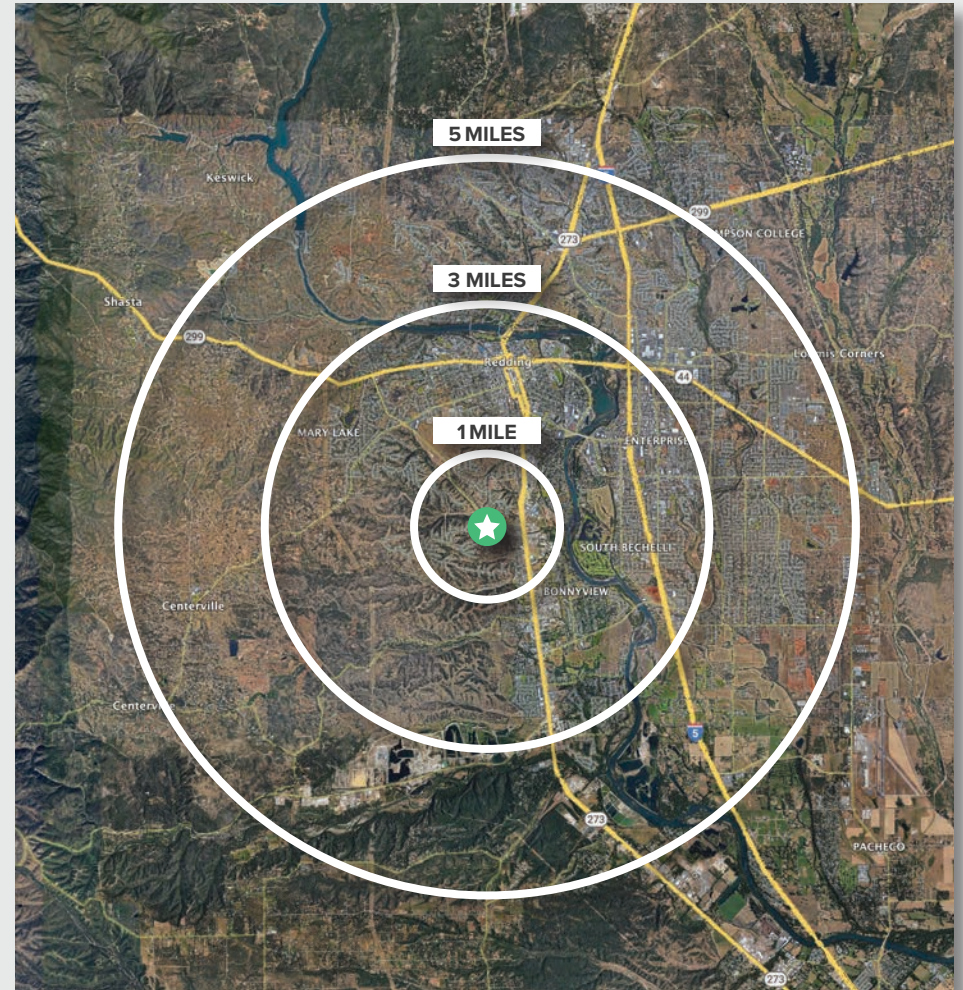


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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	4,957	44,205	95,160
2028 Projected Population	4,613	41,901	91,563
2020 Census Population	4,854	43,832	93,930
2010 Census Population	4,788	42,665	90,846
2023 Median Age	41.4	39.0	38.9
HOUSEHOLDS			
2023 Estimated Households	1,877	17,042	36,880
2028 Projected Households	1,747	16,215	35,640
2020 Census Households	1,909	17,581	37,710
2010 Census Households	1,859	17,178	36,429
INCOME			
2023 Estimated Average Household Income	\$98,929	\$105,918	\$106,764
2023 Estimated Median Household Income	\$70,177	\$70,494	\$74,022
2023 Estimated Per Capita Income	\$38,021	\$41,292	\$41,669
BUSINESS			
2023 Estimated Total Businesses	166	3,868	5,343
2023 Estimated Total Employees	986	32,482	44,769



Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



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